

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT - Andhra Pradesh Municipalities (Regulation of Receipts and Expenditure) Rules 1968 - Certain amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (J1) DEPARTMENT

G.O.Ms.No. 56

Dated:05.02.2011.

Read the following:-

1. G.O.Ms.No.686, Municipal Administration, Dt. 30.07.1968.
2. From the C&DMA, Lr.Roc.No.3336/07/N1, Dt.23.08.2010.

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ORDER:

The Commissioner and Director of Municipal Administration in his letter read above has proposed certain amendments to Rule 12(1)(h) of the Andhra Pradesh Municipalities (Regulation of Receipts and Expenditure) Rules 1968 issued in G.O.Ms.No.686, Municipal Administration, Dt. 30.07.1968.

2. Government have examined the above proposal and decided to accept the same.
3. Accordingly the following notification will be published in an Extra-ordinary issue of the Andhra Pradesh Gazette Dt.10.02.2011:

NOTIFICATION

In exercise of the powers conferred under Section 326 of the Andhra Pradesh Municipalities Act, 1965 (Andhra Pradesh Act No.6 of 1965), the Governor of Andhra Pradesh hereby makes the following amendments to the Andhra Pradesh Municipalities (Regulation of Receipts and Expenditure) Rules, 1968 issued in G.O.Ms.No.686, Municipal Administration, Dt.30.07.1968 as subsequently amended.

AMENDMENTS

In sub-rule (1) of Rule 12 of the said Rules:-

- (I) In clause (h), the words "who shall give full publicity thereto in such manner as he considers suitable" shall be omitted.
- (II) after clause (h) and before the first proviso, the following shall be inserted:
namely:-
"(1): Preparation of a notification of lease:

The Commissioner shall prepare a preliminary notice setting forth the terms and conditions subject to which the lease of immovable properties will be granted, namely:

- (a) The selection of the lessee shall vest in the authority competent to approve the lease.
- (b) Upset price fixed for the lease of the property or renewal of lease of property.
- (c) A person intending to participate in the auction shall deposit as security such sum as specified in the notice and files a solvency certificate as prescribed in rule 7(3) (b).
- (d) The lessee shall deposit an amount equal to three monthly installments of the lease amount including the security deposit within a week from the date of confirmation or renewal of the lease.
- (e) The monthly installments shall be paid within the due date as provided in the preliminary notice.
- (f) The lease deed shall be executed and registered within one month from the date of confirmation or renewal of the lease.
- (g) If monthly installments are not paid within one month of the due date, the lease is liable for termination".

(2): Manner of fixing the upset price:

The upset price for lease of immovable properties for the first time or renewal of lease of immovable properties shall be fixed by the Municipal Council in the following manner :

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- (a) Rent at 10% of the current market value of the property per annum i.e. both building and land as per market value of the land and construction rates of the structures and buildings fixed by Registration Department under the Andhra Pradesh Revision of Market Value Guidelines Rules, 1998 (or),
- (b) Prevailing rent of such properties situated in the vicinity whichever is higher in case of lease of immovable properties for the first time.
- (c) In case of renewal of lease of immovable properties, the upset price shall be fixed either at the rent mentioned in clause (a) or (b) or rent at 33 1/3 rent above the earlier rent whichever is higher.

(3): Manner of Publication of the notification :

The preliminary notice shall be approved by the Municipal Council and after approval, it shall be published as notification in the following manner:

- (a) In the District Gazette and in one or more newspapers having wide circulation in the Municipality.
- (b) In the Office of the Municipal Council, the Collector of the District, the Revenue Divisional Officer concerned, Tahsildar concerned.
- (c) By announcing through micro-phone wherever it is possible to do so".

(4): Renewal of lease of immovable properties :

The Municipal Council may renew the lease of immovable properties for a period of three years at one time and with the prior sanction of the Government renew the lease for a period exceeding three years and not exceeding twenty-five years at a time without conducting public auction if the present lessee agrees to renew the lease in his favour at the rent as fixed hereunder and for revision of the rent once in three year as per the procedure specified below :

- (a) Rent at 10% of the current market value of the property per annum i.e. both building and land as per market value of the land and construction rates of the structures and buildings fixed by Registration Department under the Andhra Pradesh Revision of Market Value Guidelines Rules, 1998 (or)
- (b) Rent at 33 1/3 percent above the earlier rent, or;
- (c) Prevailing rent of such properties in the vicinity whichever is higher."
- (III) "The second proviso to clause (h) and paragraph there under shall be omitted".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. VIJAY KUMAR
SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationary and Stores Purchase (Printing wing), Hyderabad (with a request to publish in Extra-ordinary Gazette and furnish 100 copies).

The Commissioner and Director of Municipal Administration, Hyderabad.

The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad.

All the Commissioners of all Municipal Corporations / Municipalities through C&DMA.

Copy to:

The Law (A) Department.

P.S to M(MA)/Prl. Secy.,(UD)/Secy., (MA).

//FORWARDED BY ORDER //

SECTION OFFICER